| 159.0 | 0008 | 0014.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 602,600 / 602,600 |
| | | | | | USE VALUE: | 602,600 / 602,600 |
| | | | | | ASSESSED: | 602,600 / 602,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 164 | | RENFREW ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PUDDISTER ALICE G |
| Owner 2: | BUCKLEY GEORGE/ TRUSTEE |
| Owner 3: | BUCKLEY FAMILY TRUST |
| Street 1: | 164 RENFREW ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PUDDISTER ALICE G--ETAL - |
| Owner 2: | BUCKLEY GEORGE D - |
| Street 1: | 164 RENFREW ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6000.000 | 182,600 | | 420,000 | 602,600 |
| Total Card | 0.138 | 182,600 | | 420,000 | 602,600 |
| Total Parcel | 0.138 | 182,600 | | 420,000 | 602,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 627.71 | /Parcel: 627.71

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 105941

**GIS Ref**

**GIS Ref**

**Insp Date** 05/24/18

!12436!

## PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 182,600 | 0 | 6,000. | 420,000 | 602,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 176,600 | 0 | 6,000. | 420,000 | 596,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 176,600 | 0 | 6,000. | 420,000 | 596,600 | 596,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 166,300 | 0 | 6,000. | 420,000 | 586,300 | 586,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 166,300 | 0 | 6,000. | 354,000 | 520,300 | 520,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 166,300 | 0 | 6,000. | 324,000 | 490,300 | 490,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 166,300 | 0 | 6,000. | 276,000 | 442,300 | 442,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 156,100 | 0 | 6,000. | 240,000 | 396,100 | 396,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 14:44:15 |

**LAST REV**

| Date | Time |
|---|---|
| 01/03/19 | 18:31:59 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12436

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BUCKLEY GEORGE | 70533-553 | | 1/22/2018 | Convenience | 10 | No | No | | George Buckley his interest-->a trust |
| | 12870-265 | | 10/1/1975 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 105941 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/9/2018 | 1471 | Porch | 58,000 | C | | | | |
| 8/8/2008 | 898 | Manual | 7,900 | C | | | | replace front stai |
| 11/10/1993 | 565 | Manual | 2,800 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/24/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/12/2008 | Measured | 336 | PATRIOT |
| 4/25/2000 | Inspected | 276 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/7/1999 | Measured | 256 | PATRIOT |
| 7/21/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 7 | | | | | | | | | 420,000 | | | | | | 420,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.13774 | Total SF/SM: | 6000 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 420,000 | Spl Credit | | Total: | 420,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G10 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Poor |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 31. % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | | Total: | 31 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99000001 |
| Adj $ / SQ: | 147.015 |
| Other Features: | 67500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 264674 |
| Depreciation: | 82049 |
| Depreciated Total: | 182625 |

## COMMENTS

OF=SINK IN BMT.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | M |
| Totals | | | |
| 1 | 5 | 3 | |

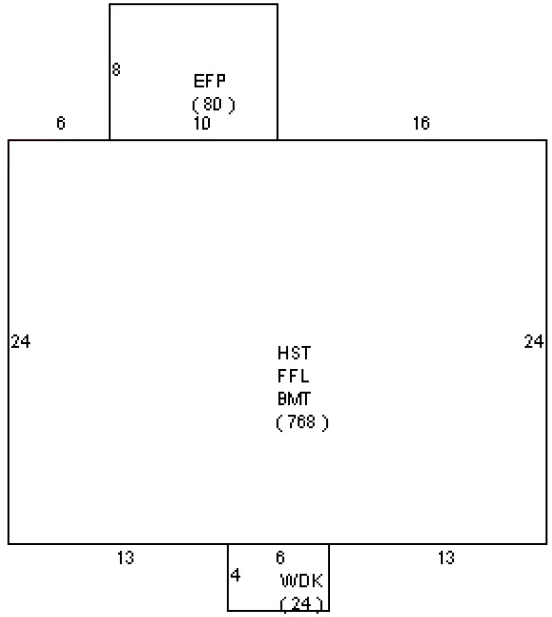
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 147.02 |
| Special Features: | 0 | Val/Su Net: | 90.22 |
| Final Total: | 182600 | Val/Su SzAd | 158.51 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 44.100 | 33,872 |
| FFL | First Floor | 768 | 147.010 | 112,908 |
| HST | Half Story | 384 | 117.610 | 45,163 |
| EFP | Enclos Porch | 80 | 60.640 | 4,851 |
| WDK | Deck | 24 | 15.840 | 380 |

Net Sketched Area: 2,024 | Total: 197,174

Size Ad 1152 | Gross Area 2408 | FinArea 960

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 50 | A | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

159.0-0008-0014.0

## IMAGE

AssessPro Patriot Properties, Inc